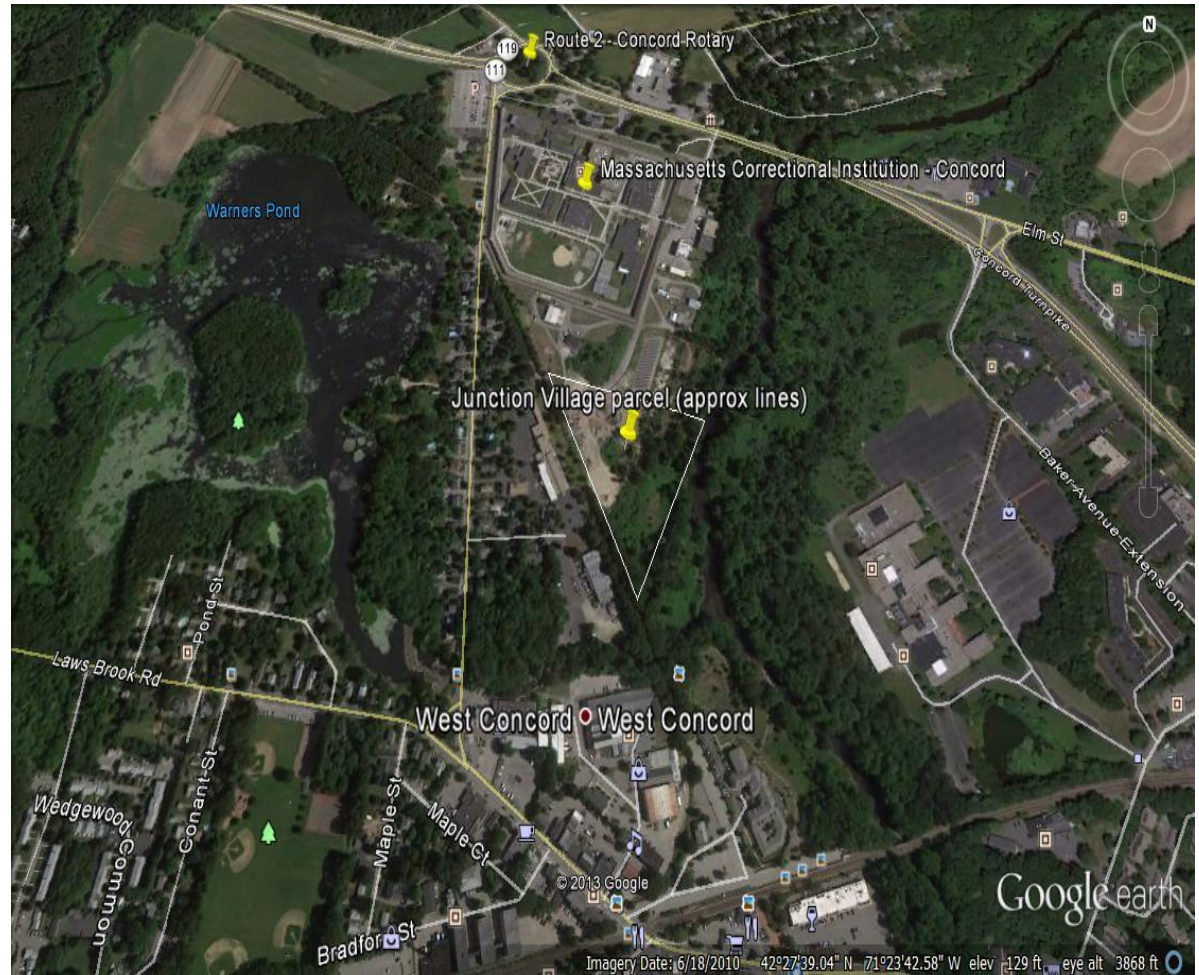


Junction Village

Affordable Housing Choices

Type (s) and Scope

- **Smart Growth Location**-Walk to center and train
- Adjacent to Bruce Freeman rail trail
- 12.8 acres
- 6 +/- acres “developable” land
- Clean environmental reports
- Primary and emergency access easements in place
- Beautiful scenic setting
- Not zoned for residential use



Purpose

Junction Village

Affordable Housing Choices-Type (s) & Scope

Inform stakeholders of:

- 1) Why we believe the project is important to the town
- 2) CHDC's goals, criteria and approach to development
- 3) Range of affordable housing options at Junction Village
- 4) Range of impacts on sewer ,school & traffic
- 5) CHDC preference of type and scope & **Why**
- 6) Solicit input
- 7) Process forward

Concord Housing Development Corp

- All volunteer Board –appointed by selectmen
- CHDC is charged... with increasing and maintaining housing for people with low to middle income, on behalf of the Town.
- Separate Corporation – not town committee

CHDC

Who are we & what we do?

- Varied Board make up- 9 members
- Lalli Woods development
- Affordable unit buy downs & renovations – Emerson annex and others
- Small grants & small home purchase program
- Work with and supported by planning department
- **Steward of Junction Village Opportunity**

Who CHDC is not

- Concord Housing Authority
- Concord Housing Foundation
- Concord Housing Trust

Junction Village

Legal and Regulatory

1. “.....100 percent of the housing ... shall be deemed “affordable” as determined by the Grantee.” CDHC, the Grantee, deems **at or below 150%** of median income to be “affordable”.
2. Development must be compatible with the proposed Bruce Freeman Rail Trail.
3. Open Space use allowed in addition to affordable housing.
4. There are deeded easements for primary and emergency access from DOT and DOC respectively.
5. Site subject to Town Zoning and advisory review by Sudbury, Assabet and Concord River Stewardship Council

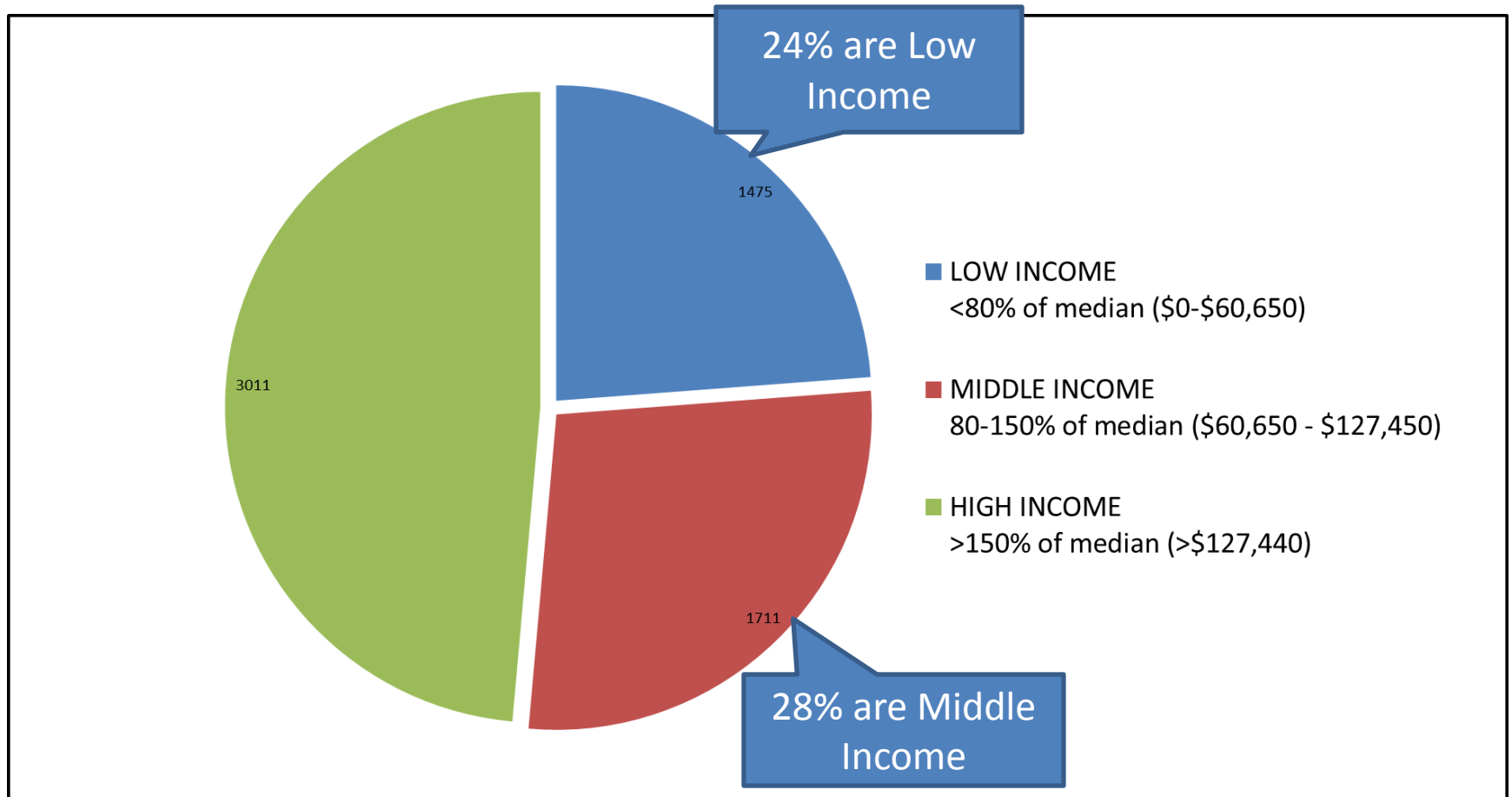
Why is Junction Village important?

- Median Home price (\$740,000) requires 220% AMI for a family of 4
- Entry Level Home price
 - \$300,000 for 2BR condo requires 120% AMI for a family of 3
 - \$400,000 for a 3BR ranch requires 120% AMI for a family of 4

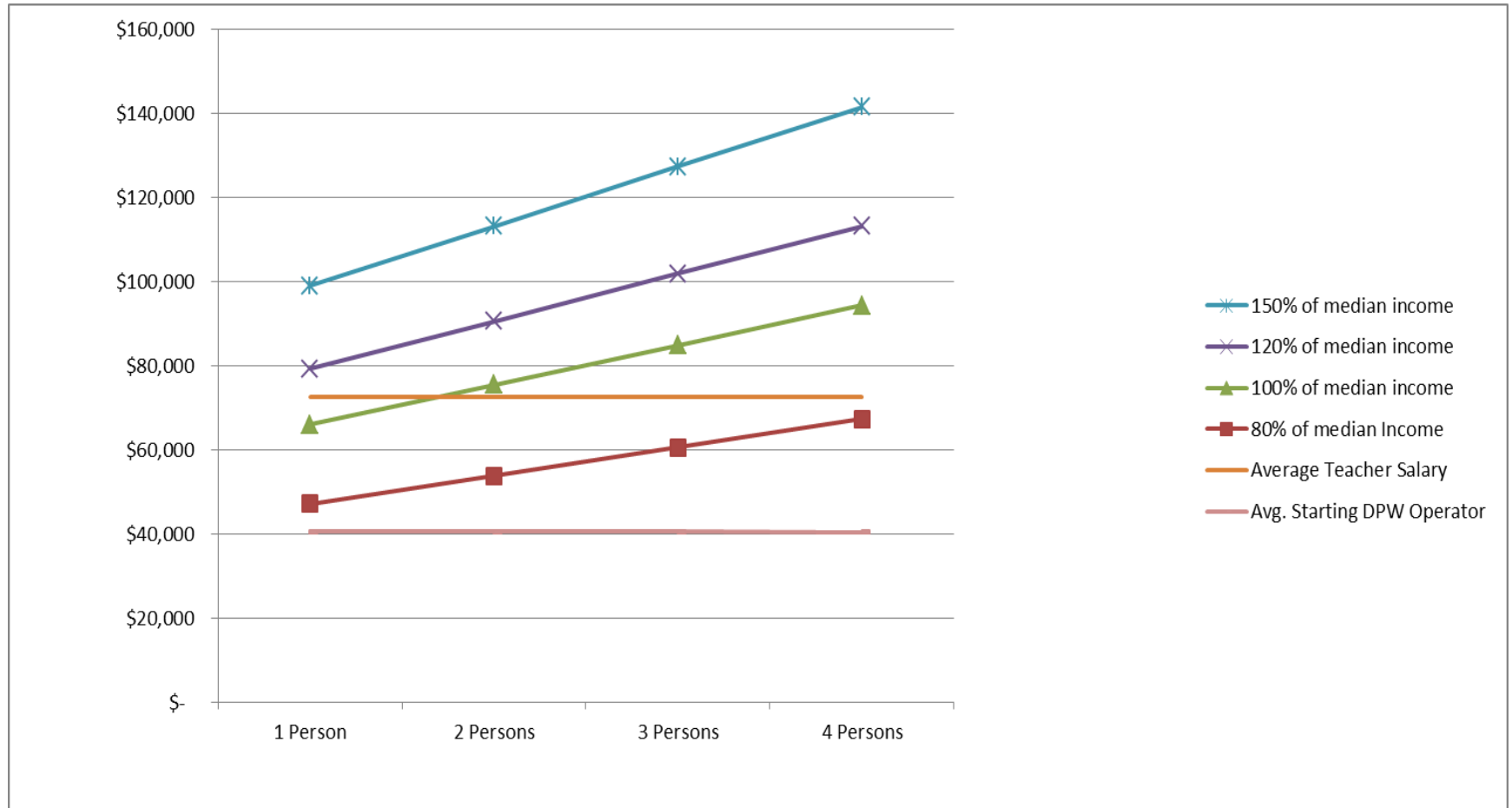
Many who **live** or **work** in Concord priced out of market

Over 50% of Concord Families Qualify

2010 US Census – Family of 3



Affordable Incomes Illustrated

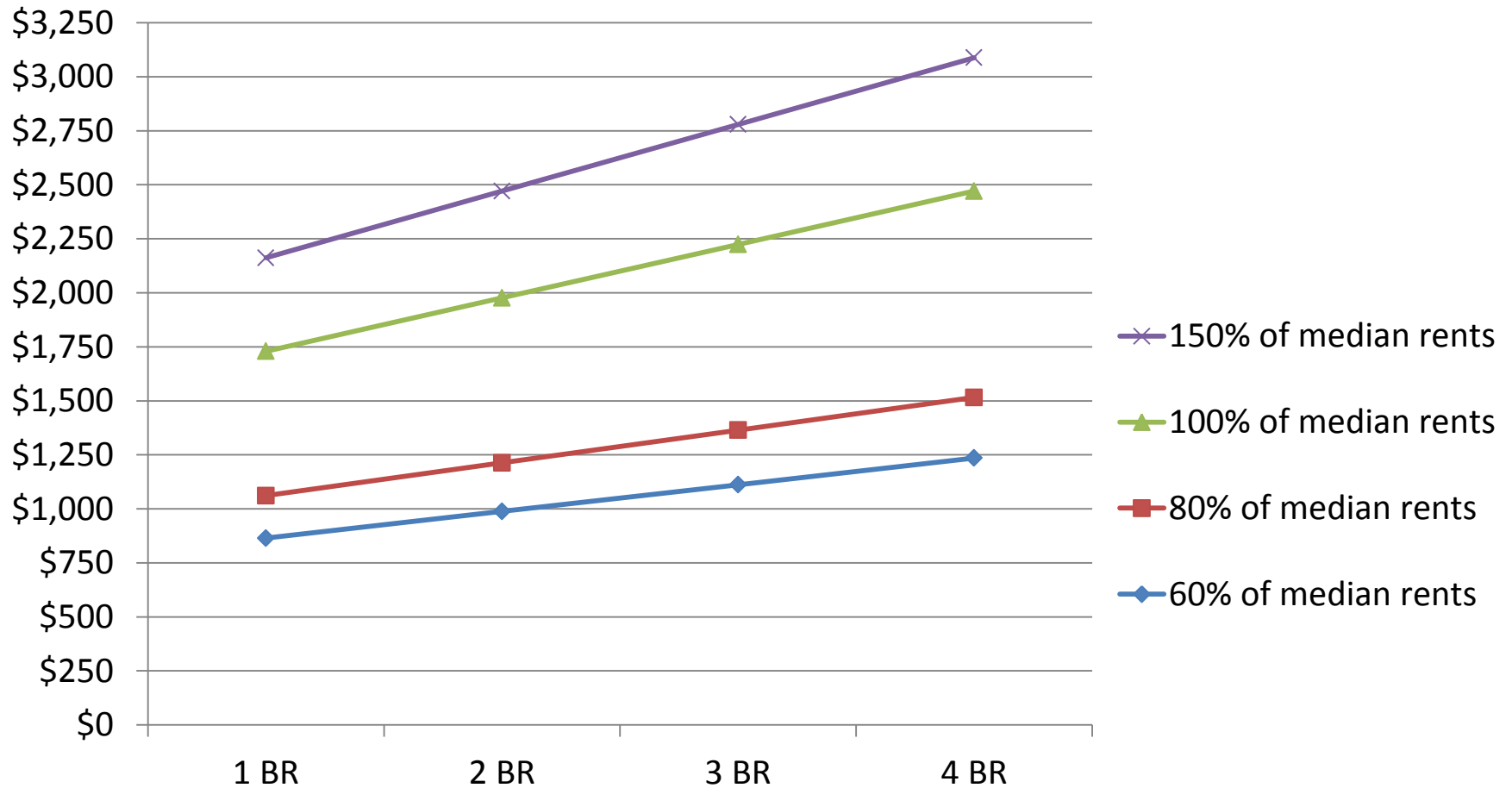


Providing “Work Force” Housing=Smart Growth

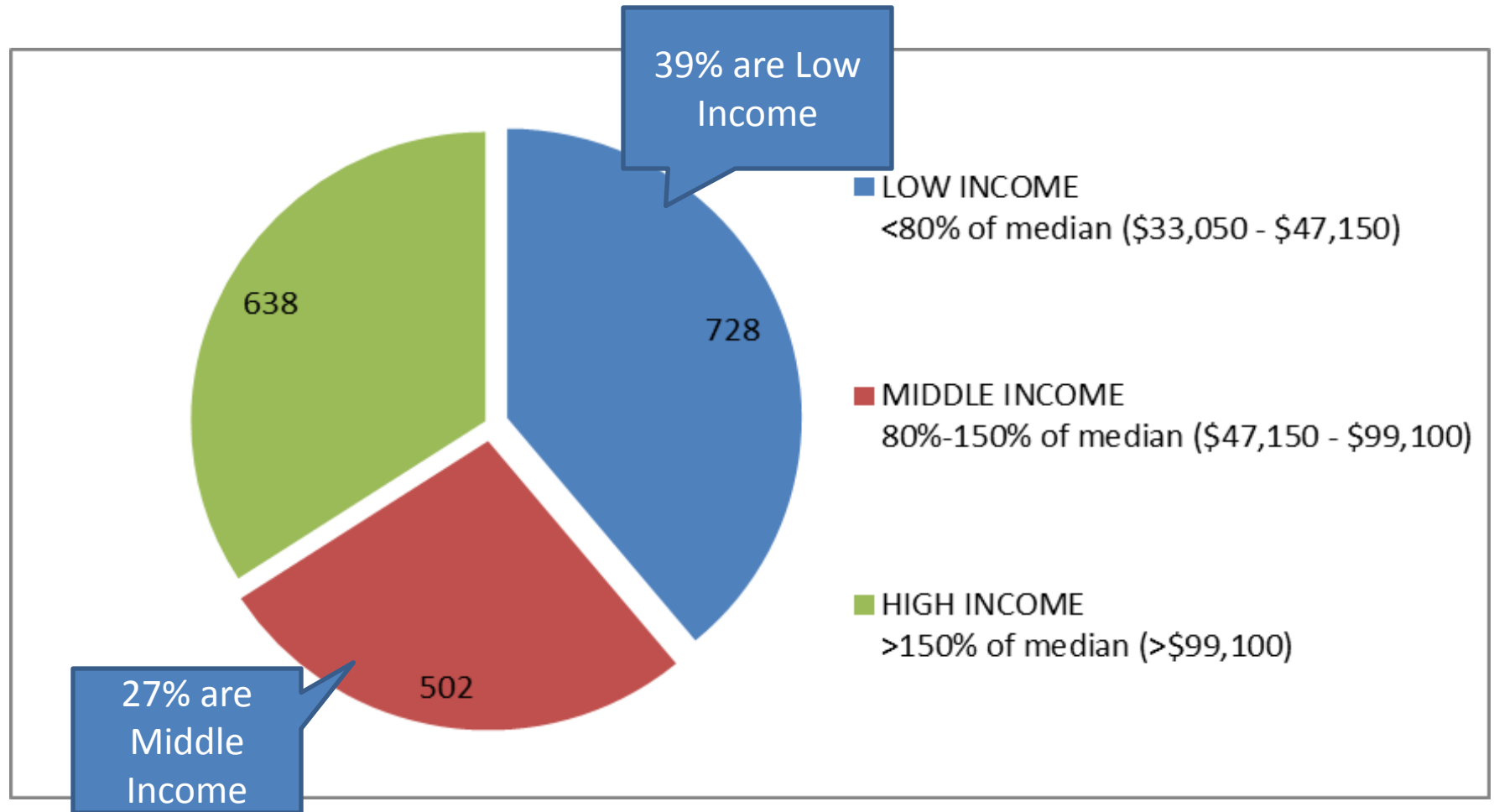
2011 Mass Division of Employment and Training

- Concord has nearly 12,000 jobs (.66 jobs per resident).
- 64% or 7463 of Concord’s workers are in industries that pay average wages less than 80% of median income
 - Health Care
 - Education
 - Leisure +Hospitality
 - Retail

Affordable Rents

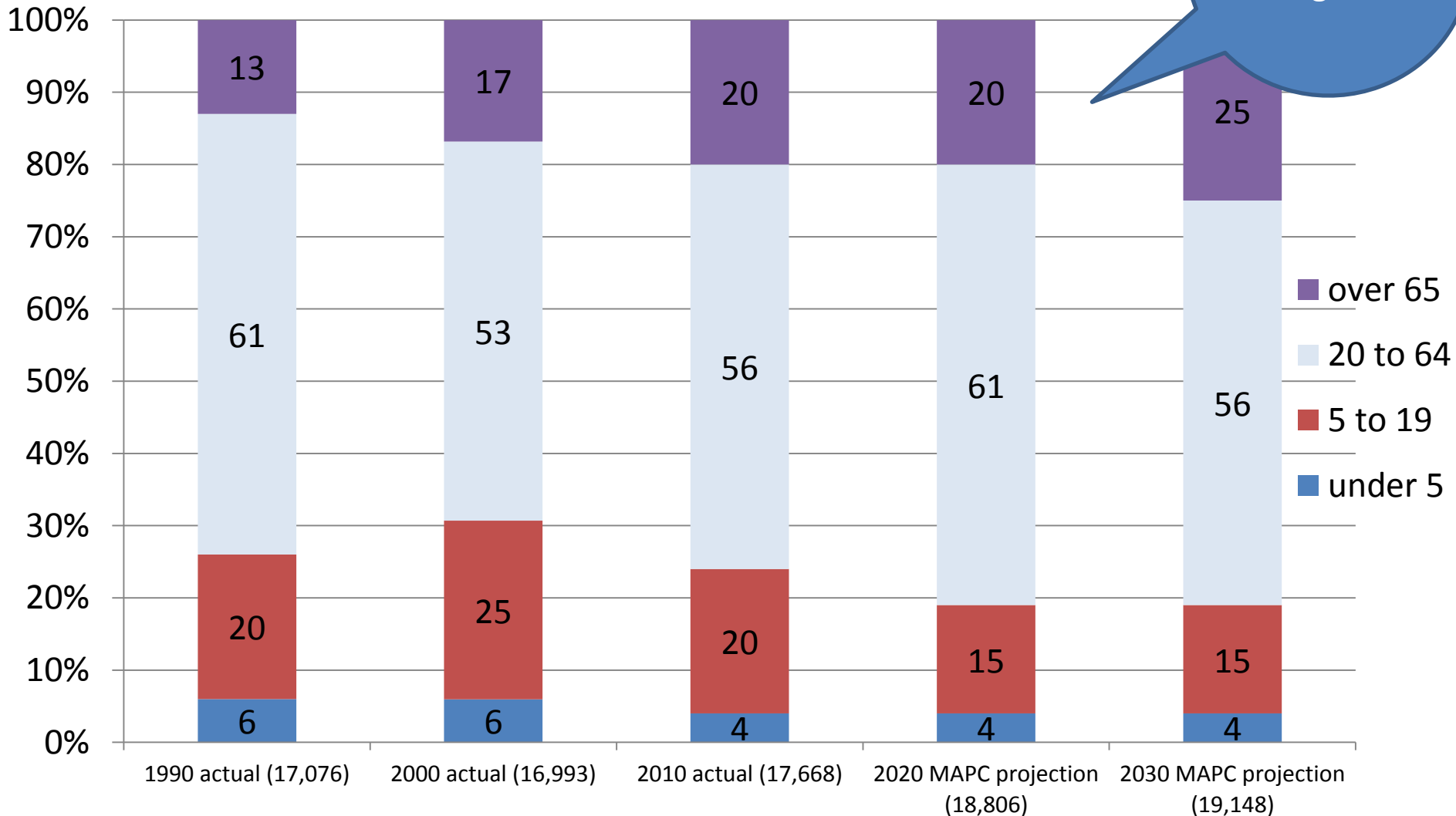


Substantial need for elderly affordable housing



Shift in Demographics

Over 65
projected
to grow



Why is Junction Village Important?

- Potential to **help** keep town **not** subject to 40B

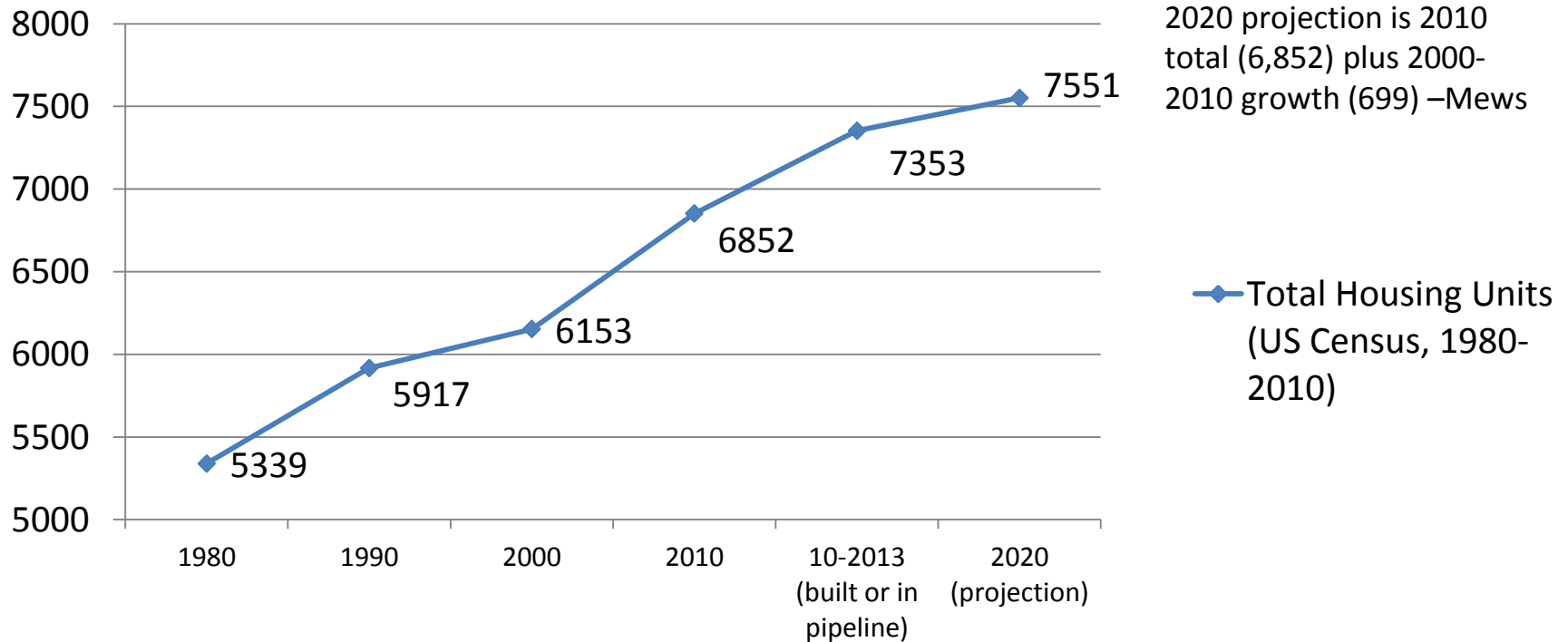
thru 2039

40B

- Developer can appeal local zoning if town has less than 10% affordable housing (Subsidized Housing Inventory).
- Concord will be below 10% in 2020.
- Requirements go up with every census

40B - Growth in the Housing Census

Total Housing Units in Concord



40B - units can be lost

- Peter Bulkeley down 12 units (36 to 24 units)
- Group home count currently down 12 – fluctuates with state funding (48 in 2010; now 34)
- Affordability expiration (10 units at Emerson Annex expire in 2026; 42 units at Fairhaven expire in 2043)

40B Rules

- 100% of rental units count (market & affordable) if
25%<80% AMI
- Home ownership-Only 25% low/moderate count

The 2020 40B Projections

Project same growth of units in this decade that we did from 2000 – 2010

total number of units in 2010		6,852
growth from 2010 to 11/2013		408
projected units in 2020		<u>291</u>
		7,551
10%		756
Less Current SHI		<u>-707</u>
Short fall		49

The 2020 40B Projections

LIP 40B's and inclusionary Zoning

Historically 8% housing growth affordable.

Projected units to 2020		291
Historical LIP & inclusionary units	8%	23

Units short without JV=26: 756 needed -(707 built + 23 projected)

2030 40B Projections

- add the same number of units as 2000 – 2010
7,551 total number of units projected for 2020
+ 699 projected growth
8,250 projected units in 2030
- add 8% LIP & Inclusionary affordable = 56 units
- $(707 + 23 + 56) = 786 \div 8250 = 9.56\%$
- **Units Short Without JV = 40**

subsidized housing units needed thru 2039

- Account for fluctuation/Loss 12-24
- 2020 Need 26
- 2030 Need 40
- **Total Need 78-90**

**** Assumes 8% LIP and inclusionary units**

CHDC Goals

- Greatest good for the greatest number
 - Mix of income ranges, ages, abilities
 - Serve people residing in, employed by or work in town
 - Make full and best use of site
- Help Town Manage 40B
- Project Financial Viability

Criteria

Reasonable impact

- Sewer
- Schools
- Traffic

Approach

- Inclusive, transparent process
- Provide information
- Solicit input
- Efficient process

Approach

Solicit varied development expertise
to determine best use of site

Attract

- Top affordable housing developers
- State and Federal funding

Solicitation of interest

- Affirmative Investments
- Grantham Group
- Metro West Collaborative Development
- Neighborhood of Affordable Housing
- Planning Office for Urban Affairs
- Preservation of Affordable Housing
- Stratford Capital
- The Community Builders
- Volunteers of America

Housing Proposed Types & Scope

12 Proposals

8 mixed age rental – 32 to 150 units

6 mixed income

2 all below 60% of median

1 Assisted Living – 83 units

1 Independent/Assisted/Memory – 103 units

1 Mixed Age Rental + Ownership Mix – 36 + 10

1 Ownership – 36 units

Project Costs

	Range Per Unit Costs	Range Total Costs
Mixed Age Rental	\$219,600 - \$295,500	\$9,400,000 - \$16,800,000
Assisted Living	\$163,500	\$13,500,000
Assisted/Ind./Memory	\$330,600	\$34,000,000
Home Ownership	\$351,400 - \$440,400	\$12,700,000

Financial Viability

Guidelines for Attracting Subsidies

- Department of Housing & Community Development (DHDC) allocates federal and state subsidies.
- Town CPA funding required by DHCD
- 65% of units must be 2-3 bedroom (unless age restricted)

Financial Viability

Guidelines for Attracting Subsidies

- Tax Credits most viable source of funding - only available for rental
- State not currently subsidizing “Home Ownership” projects
- \$10 +/- million scale attracts subsidies and best developers

Guidelines for Attracting Subsidies

Winner location

- Good school systems attract subsidies
- Smart Growth locations attract subsidies

Smart Growth Criteria

- Located near transit stations
- Located in or near town centers
- Includes affordable housing
- Meets minimum density standards

Mass Smart Growth Standard

Junction Village
6 acres

8/Acre -Single-family

48

12/Acre -Duplex and Triplex

72

20/Acre -Multifamily/apartments

120

Proposed Density Range

	Units
Family Rental	32 – 150
Independent/Assisted Living/Memory	103
Assisted Living	83
Ownership/Rental mix	46
Ownership only	36

(Solicitation of Interest stated sewer was unavailable)

Approach to Potential Impacts

Sewer – School - Traffic

For Illustration purposes

- 110 units mixed age- 6 three bed, 66 two bed, 38 one bed
- 60 Unit Mixed age – 3 three bed, 36 two bed and 21 one bed
- 83 unit Assisted Living – all one bed

Potential Sewer Impact

150,000 GPD Available-600,000 Planned

Units	Bedrooms	Gallons Per Day	Available	Planned
110	188	20680	14%	3%
60	102	11220	7%	2%
83	83	9130	6%	2%
110 GPD/bedroom				
without sewer - 90 bedroom Limit				
without sewer mixed age Limit 50-52 units				

Potential School Impact

Current School enrollment

- Concord 13-14 enrollment PK-8 2,152
- CCHS 13-14 enrollment 1,228
- Total 3,380

Potential School Enrollment Estimated Impact

- The Mews - 83 school age children enrolled
- Mews child per unit ratio is .23
- Junction Village mixed age (Family)ratio will be higher.
- Doubled the Mews ratio to .5 student/unit

Estimated school enrollment impact

Units	Type	est. School age Children		% of current enrolment		average students per grade
110	Mixed age	55		1.63%		4.23
60	Mixed age	30		0.89%		2.31
83	assisted living	0		0.00%		0.00
Current C & CCHS enrollment						
3380						

Potential Traffic Impact approach

- Hired traffic expert –Bayside Engineering
- Examine existing volume and level of service (LOS)at Winthrop and Commonwealth Ave
- Estimate impact on Laws Brook/Com Ave.
- Incorporate findings of 50 Beherall St. traffic study and impact of units
- On site traffic counts on October 29, 2013
- Estimate range impacts on Level of Service.

Existing Traffic Volume

Location	Weekday	Weekday Morning			Weekday Evening Peak Hour		
	Traffic Volume ^b	Traffic				Traffic	
		Volume ^c				Volume	
Winthrop Street	740	62				50	
Commonwealth Avenue	8,850	644				894	

Existing Level of Service (LOS)

Critical Movement/				
Peak Hour	Demand ^a	V/C ^b	Delay ^c	LOS ^d
<i>All Movements from Winthrop Street</i>				
Weekday Morning	8	0.03	12.7	B
Weekday Evening	32	0.18	19.3	C

Potential Traffic Impact Estimate by Use

- 6.65 trips/day mixed age rental
 - 10 per ownership unit
 - 2.2 per Ind./Assisted/Memory care
 - 2.7 per assisted living
-
- Source –Institute of Transportation Engineers,
Trip Generation Manual

Traffic Volume Comparison

	60 Apartment Units ^a	110 Apartment Units ^b	83 Assisted Living Units ^c
Average Weekday Daily Traffic	488	790	228
Weekday Morning Peak Hour:			
Entering	7	12	10
<u>Exiting</u>	<u>26</u>	<u>46</u>	<u>5</u>
Total	33	58	15
Weekday Evening Peak Hour:			
Entering	33	51	12
<u>Exiting</u>	<u>18</u>	<u>27</u>	<u>12</u>
Total	51	78	24

Bayside's Conclusions

- Winthrop/Com Ave LOS grades remain same for 60 unit apartment and 83 units assisted living.
- 110 apartments reduce Level of Service one grade morning and evening.
- “Additional traffic generated by all development scenarios not expected to significantly impact operations at the intersections to the north (Concord Rotary) or south (Laws Brook Road). “

Sewer – School - Traffic

Reasonable Impacts

CHDC's Goals

- Create affordable housing serving a range of incomes and ages
- Reasonable Impacts – town/neighbors - sewer, schools, traffic
- Make full/best use of smart growth site
- Attract best developers and subsidies
- Help Town manage 40B

CHDC preference Type and Scope

1

Mixed age & income rental of 90 -110 units

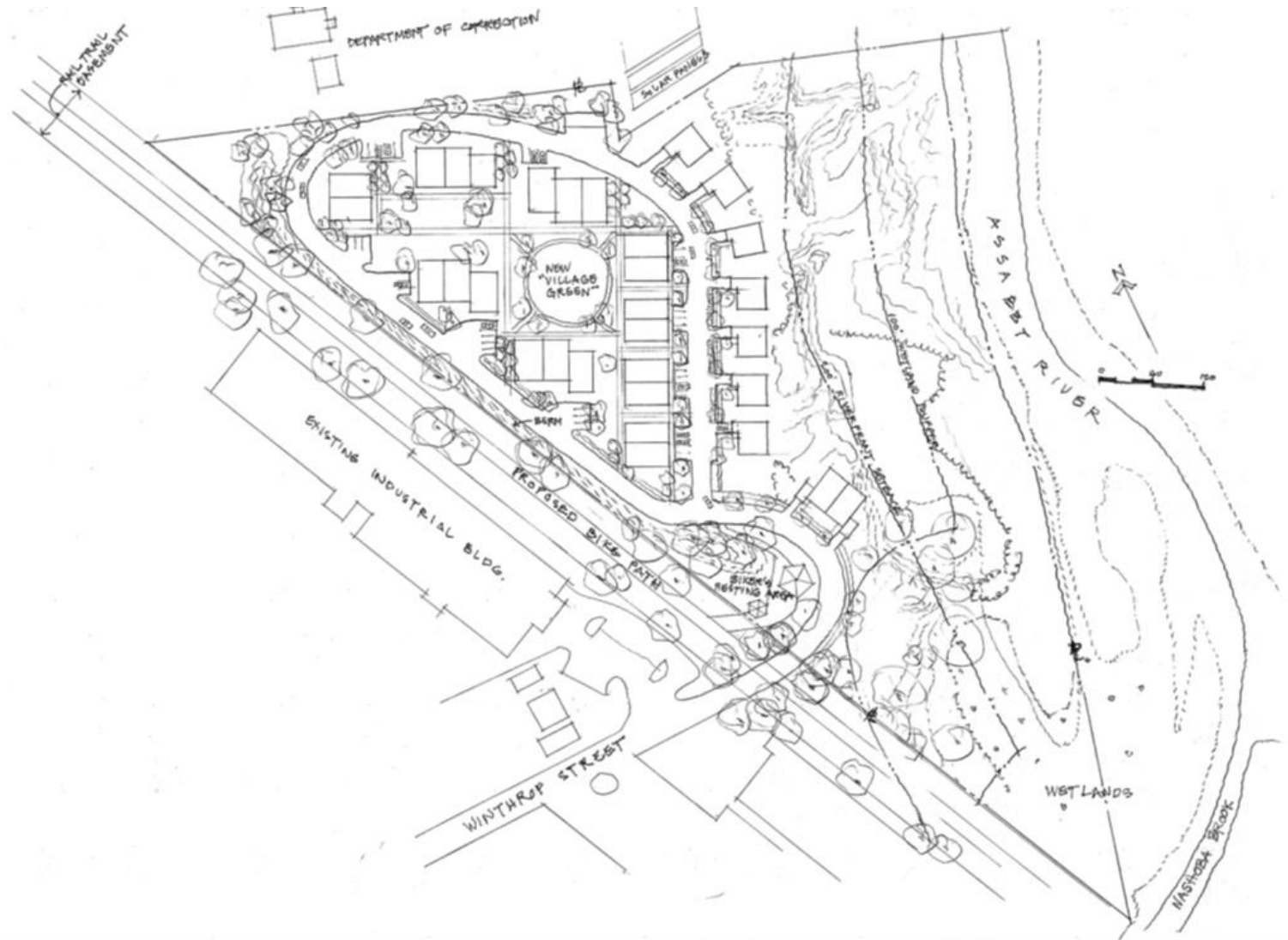
2

83 unit assisted Living (2 acres)+20-30 unit
mixed age rental (3 acres)and or 5-10 unit adult
group home (1.5 acres)

Process Forward

- Present to WCAC and neighborhood
- Present to other town boards as requested
- Incorporate feedback
- Select uses and scope
- Select developer/owners
- Developers Initiate LIP process
- Planning Board recommendation & ZBA approval
- DHCD competitive subsidy rounds(1-3 yrs.)
- Financing & Construction (12-15 months)

50 Unit Family Rental



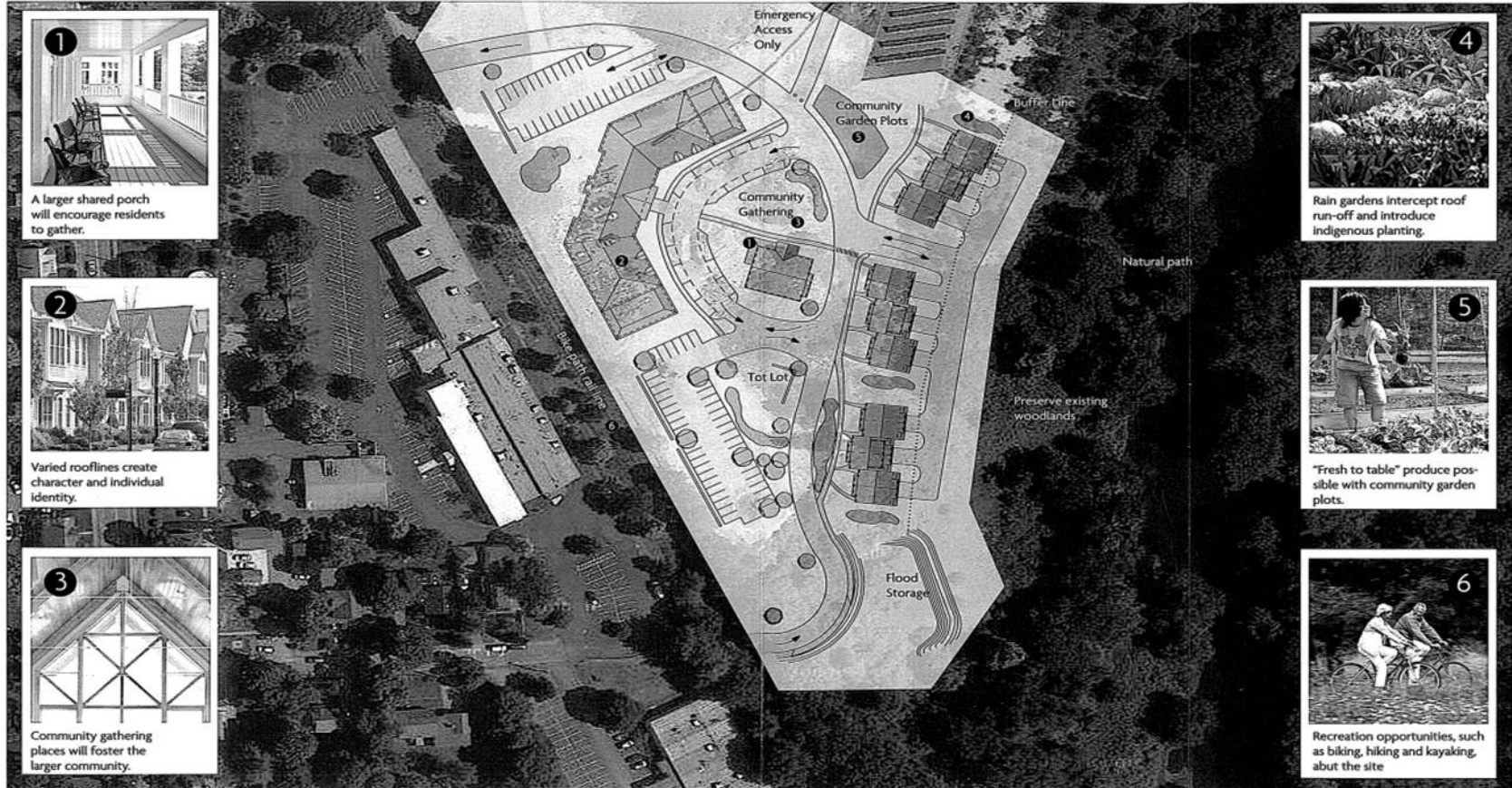
55 Unit Family Rental



83 Unit Assisted Living on 2 Acres



76 Unit Mixed Age Rental



	MF	TH	Total
3BR	2	6	8
2BR	30	12	42
1BR	26	0	26
	58	18	76

Parking

	MF	TH	Total
Surface	88	18	106
Garage	0	18	18
			124

Site Plan
Junction Village
Residences
Concord, Massachusetts

103 Unit Ind./Assisted Living/Memory



36 Unit Family Condos



Thank you

- Questions/Comments
- Email future questions to Dan Gaulin at gaulind@sudbury.ma.us